

Vadnais Heights | MN 55110
1634-1650 County Road E East

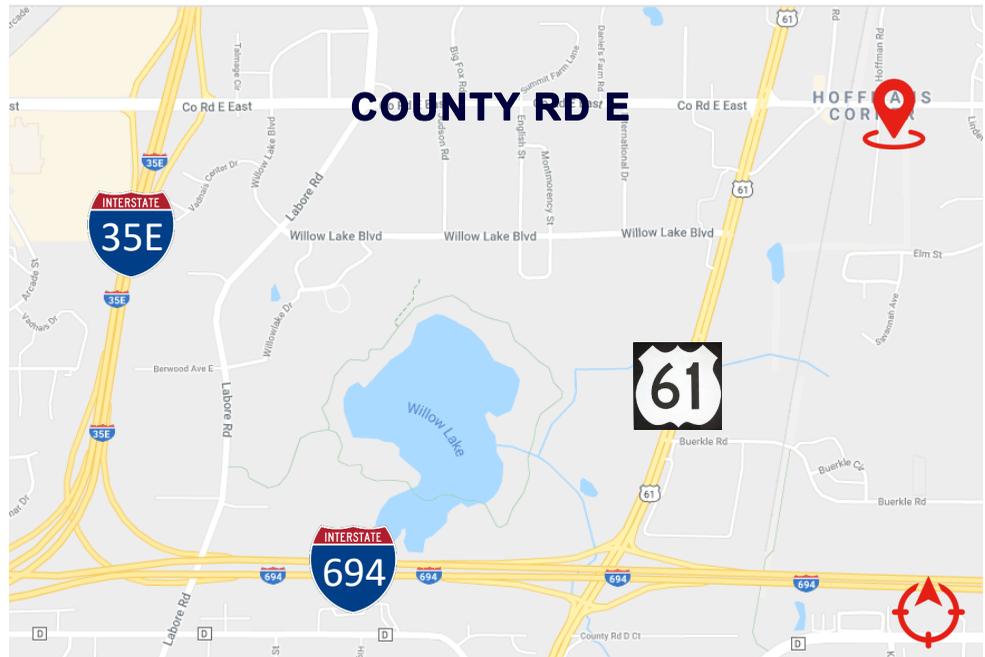


For Lease



PROPERTY HIGHLIGHTS

- 10,572 SF multi-tenant, retail building
- Frontage to County Road E
- 15,300 vehicles per day on County Road E
- Updated front with modern design
- Access to I-694 via Highway 61
- Access to I-35E via County Road E



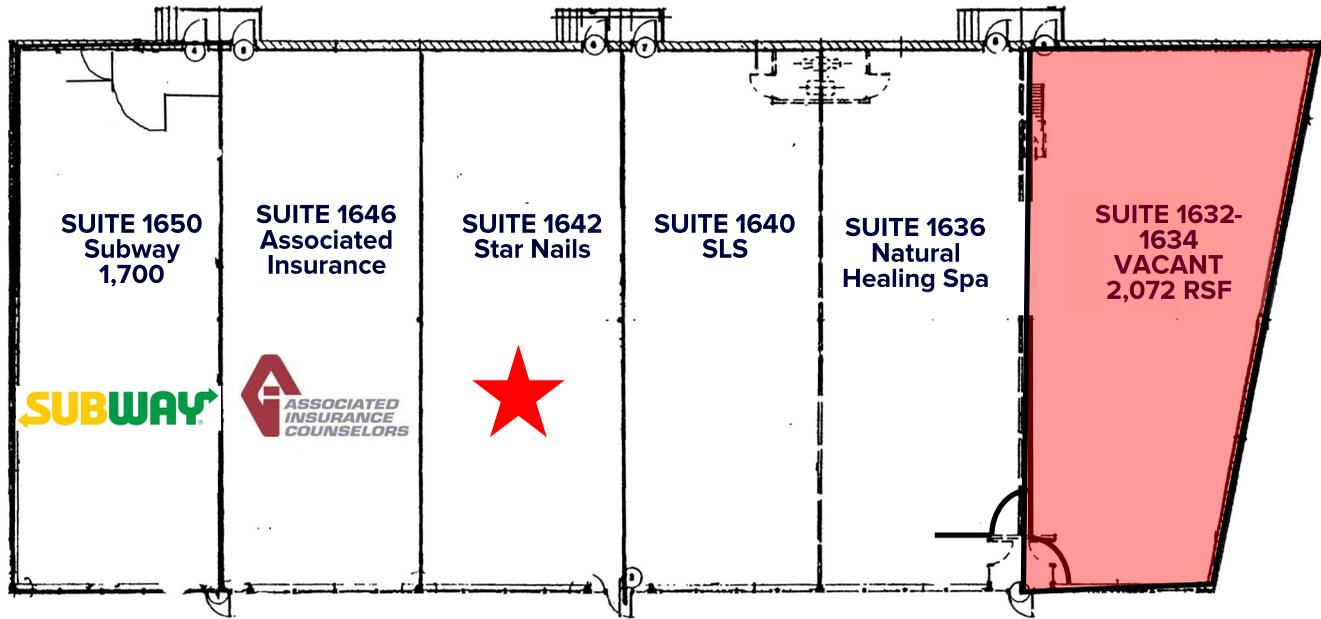
4771 Bald Eagle Ave | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
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AVAILABLE FOR LEASE

SUITE 1632-1634:

2,072 rentable square feet

NET LEASING RATES

\$11.25 per square foot

2024 ESTIMATED TAX AND CAM

\$4.60 PSF for Tax

\$5.35 PSF for Operating Expenses

\$9.95 TOTAL PSF

Suite	Total RSF	Net Retail PSF	Total Net/ Month	OP PSF	EST Tax & OP/ Month	Total/Month
1632-1634	2,072	\$11.25	\$1,943	\$9.95	\$1,718	\$3,661

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,200	113,000	309,000
Median HH Income	\$86,600	\$90,800	\$82,500
Average HH Income	\$89,300	\$100,000	\$101,400

NEW HOUSING

244 unit luxury apartment building



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